

**TOWN OF ARLINGTON**  
**MINUTES OF THE PERMANENT TOWN**  
**BUILDING COMMITTEE MEETING**

**TUESDAY, OCTOBER 20, 2015**

Location: Community Safety Building, Second-Floor Meeting Room

Present: John Cole, Chair  
Adam Chapdelaine  
Bill Hayner  
Allen Reedy  
Bob Jefferson  
John Maher  
Diane Johnson  
Suzanne Robinson  
Ruth Bennett  
Bret Lambert

Guests: J. Flaherty, APD  
Eric Ammondson  
Carl Franceschi  
Rico Colangeli  
Mike Foley  
Scott Woodin  
David Hipolito

The formal meeting was preceded by a 45-minute tour of the Community Safety Building to view the progress of the ongoing work.

Chairman Cole called the meeting to order at 7:30 PM.

**COMMUNITY SAFETY BUILDING**

**Phase 3 Renovations**

1. Project Update.  
Rico, Mike and Eric led a tour of the Phase 1 areas of the project and gave an update as follows:  
The first floor concrete wall removal is on hold awaiting the new column.  
Masonry work is completed in the cell block area.  
Wall framing, rough electrical and plumbing are completed at the north end of the building;  
The first-floor ductwork is underway as well as the sprinkler piping at all levels.  
The second-floor framing is largely completed and rough electrical, plumbing, duct work and sprinkler piping is underway in all areas.

Shoring towers are in place at the second floor and slab penetrations have been cut.  
Mechanical equipment has been removed from the penthouse.  
Demolition of abandoned wiring and cabling is ongoing throughout the building.

2. Arlington Police Department operations.

Emergency 911 operations continue in the State supplied Mobile Communications Center. The operations desk and staffing are temporarily relocated to the Cusack Terrace Community Room. Officer Flaherty reported that working conditions are much improved since the staff members were relocated.

3. Schedule.

Eric informed the Committee that Ammondson Company has provided an updated schedule. Eric feels that his company is about 6 weeks delayed from their original schedule and project a total delay of 8 weeks. The reasons for the delay are primarily the added time for multiple asbestos mobilizations due to building occupancy and delays due to the concrete wall removal and column placement. They are currently delayed by their inability to obtain key steel components from their miscellaneous metals subcontractor, which is EAC's responsibility. They will negotiate a potential cost and time settlement that will take into account the benefits of relocating operations and providing access to portions of the building for Phase 1.

## **THE STRATTON SCHOOL**

1. DRA presented a Project Schedule, highlighting milestones such as the contract award and potential Town Meeting dates.

Modular package out to bid mid-November, bids received mid-December, reviewed by mid-January, 2016 prior to a special Town Meeting.

Modular contract could be approved that evening based upon bids received.

Building Renovations would be approved based on 90% CD's cost estimate. Bid package to include alternates to adjust final cost if necessary.

The Town of Arlington desires to have a Constructability Review and independent Cost Estimate performed. These firms should be engaged by late December, to receive same information as DRA's cost estimator in early January. Estimates are to be reconciled prior to Town Meeting.

2. DRA reviewed project activity since last PTBC meeting:

Reviewed plans with Arlington Building Inspector;

Reviewed plans with accessibility consultant, confirmed strategies, updated details;

DRA met with Stratton PTO;

DRA reviewed plans again with administration and teachers.

As of now Asbestos floor tiles in the 1966 addition will need to be removed.

3. DRA reviewed plans. Updated PTBC on status of design:

All Toilet Rooms to be accessible; results in some loss of fixtures, but within code;

Kitchen equipment layout identified;

Accessibility will require 3 lifts and 1 ramp at Kindergarten corridor; areas will be consistent with preliminary design.

4. DRA reviewed the design of a typical classroom which will include:
  - New door and hardware;
  - New Ceiling finishes;
  - Painting of all existing walls;
  - New tackboards and whiteboards (where needed);
  - New wood casework with sink, base and wall cabinets;
  - New metal shelving adjacent to unit ventilators;
  - New light fixtures; and
  - New teacher's desks.
5. DRA reviewed preliminary exterior elevations, including window configurations. Infill panels between windows currently proposed to be "hard-plank" material; to be reviewed for longevity and water-tightness.
6. Griffith & Vary reviewed scope of mechanical/electrical work including:
  - Plumbing (full fixture replacement with ADA and low-flow fixtures);
  - Fire Protection (full fire protection sprinklers throughout and piping to minimize disruption);
  - Electrical: usage to be reviewed to determine adequacy of existing service
  - HVAC: Replacing 2 existing steam boilers with one new HW condensing boiler to serve new classroom unit ventilators (similar to previous replacement);
  - AC: to be provided in administration area via VRF with zone controls, all new building management system (may require proprietary vote by the Committee); new toilet room exhaust fans connecting to existing ducts.
7. Design team to review sustainability status and possibility of achieving certification (for new work only) via LEED for Commercial Interiors; may be required by local by-law.
8. Design team reviewed HAZMAT issues; not all removed previously as originally planned; scope was not in DRA's contract. The Committee had approved by unanimous vote not to exceed \$8,000 total cost for DRA to perform HAZMAT Survey. The Town previously shared HAZMAT documents with DRA; may reduce required scope for DRA's consultant.
9. The next Committee meeting should show progress in the design development drawings prior to cost estimate and identify proprietary specification items.

## **MISCELLANEOUS HOUSEKEEPING**

On a motion by Jefferson, seconded by Chapdelaine, the Minutes of the October 6 meeting were unanimously approved.

The following invoices were unanimously approved on a motion by Hayner, seconded by Jefferson:

### **CENTRAL FIRE STATION**

Donham & Sweeney	22	3,291.79
Arlington Housing Authority	101	780.94

Arlington Housing Authority	102	449.68
Wannamaker	131784	165.00
Wannamaker	131783	209.03
New England Brass	11740	2,440.00
Caccavaro Construction	3827	4,275.39
Caccavaro Construction	3828	2,500.00

#### **COMMUNITY SAFETY**

SCSI	15-139-1	1,910.00
SCSI	15-136-1	4,679.46
SCSI	15-129-1	65.00
Progressive Communications	4571	320.00
Ammondson	2553	5,623.50
Ammondson	2552	13,674.33
Duggan Mechanical	8489	840.00
Falcon Graphics	50	125.00
PMA	03886-7	15,340.00
L W Bills	5289	2,933.68
W B Mason	I29182721	2,385.46

#### **FACILITIES DEPARTMENT PRESENTATION**

Ruth Bennett gave a comprehensive presentation concerning her strategy in regard to keeping all Town and school facilities in good- working order and repair, which included both short and long term goals and the utilization of department personnel in achieving these goals. The presentation was well received by the Committee.

Whereupon, a motion to adjourn was made by Maher, seconded by Jefferson, and it was unanimously voted at 9:37 PM.

Respectfully submitted,

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John F. Maher, Clerk Pro Tem